134.0	0005	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,078,000 /	1,078,000
					USE VALUE:	1,078,000 /	1,078,000
					ASSESSED:	1,078,000 /	1,078,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		VALLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALLEY ROAD LLC
Owner 2:	
Owner 3:	
Street 1:	850 WASHINGTON ST
Street 2:	
Twn/City:	DEDHAM
St/Prov:	MA Cntry: Own Occ: N
Postal:	02026 Type:

PREVIOUS OWNER

Owner 1:	KOUMANS ALFRED J R TRS-ETAL -
Owner 2:	KOUMANS JELTJE J A -
Street 1:	991 LIAWEN CT NE
Twn/City:	ATLANTA
St/Prov:	GA Cntry:
Postal:	30329

NARRATIVE DESCRIPTION

This parcel contains 12,231 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1964, having primarily Wood Shingle Exterior and 2881 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12231.000	369,800		708,200	1,078,000
Total Card	0.281	369,800		708,200	1,078,000
Total Parcel	0.281	369,800		708,200	1,078,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.18 | /Parcel: 374.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 86472
GIS Ref:
GIS Ref:
Insp Date: 05/08/18

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	369,800	0	12,231.	708,200	1,078,000	1,078,000	Year End Roll	12/18/2019
2019	101	FV	345,200	0	12,231.	747,600	1,092,800	1,092,800	Year End Roll	1/3/2019
2018	101	FV	345,200	0	12,231.	550,900	896,100	896,100	Year End Roll	12/20/2017
2017	101	FV	345,200	0	12,231.	527,200	872,400	872,400	Year End Roll	1/3/2017
2016	101	FV	345,200	0	12,231.	487,900	833,100	833,100	Year End	1/4/2016
2015	101	FV	296,300	0	12,231.	409,200	705,500	705,500	Year End Roll	12/11/2014
2014	101	FV	296,300	0	12,231.	399,800	696,100	696,100	Year End Roll	12/16/2013
2013	101	FV	296,300	0	12,231.	380,900	677,200	677,200		12/13/2012

!10469!

PRINT

Date	Time
12/11/20	00:46:17

LAST REV

Date	Time
06/07/19	11:39:21
mmcmakin	
10469	

USER DEFINED

Prior Id # 1:	86472
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOUMANS ALFRED	72616-211	1	5/17/2019	Convenience	1	No	No		
	18634-125		10/1/1987		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2004	1016	Wood-Sto	1,839			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	MEAS&NOTICE	CC	Chris C
11/17/2008	Meas/Inspect	345	PATRIOT
4/22/2005	Permit Visit	BR	B Rossignol
11/5/1999	Meas/Inspect	256	PATRIOT
7/14/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12231		Sq. Ft.	Site		0	90.	0.64	10									708,237						708,200	

Total AC/HA: 0.28079 | Total SF/SM: 12231 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 708,237 | Spl Credit | Total: 708,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Good
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.10891604
Const Adj.:	0.99742496
Adj $ / SQ:	105.076
Other Features:	137500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	502380
Depreciation:	132628
Depreciated Total:	369751

COMMENTS

OF=DBL SINK IN BATH. 2
FRPLS=NON-USEABLE DUE TO BACKDRAFT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

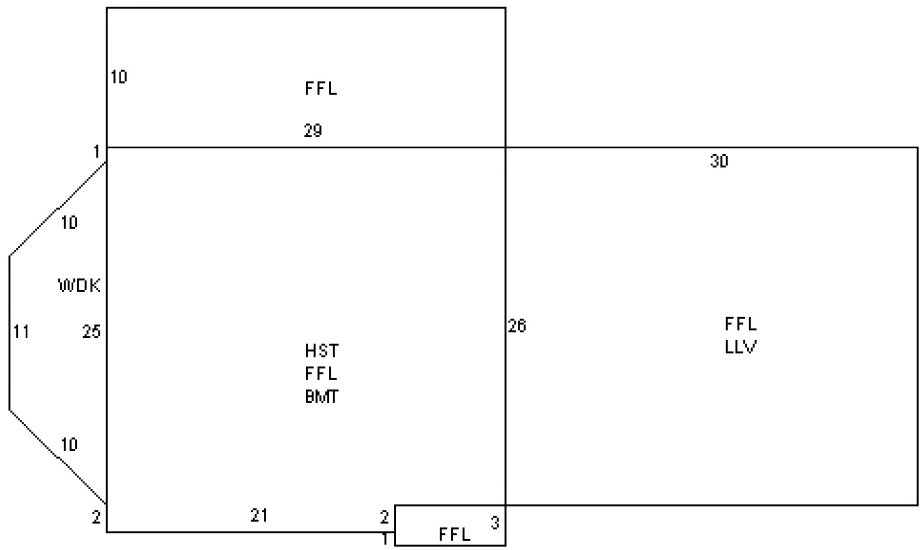
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	115.58
Special Features:	0	Val/Su Net:	92.68
Final Total:	369800	Val/Su SzAd	161.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,890	105.080	198,593
BMT	Basement	796	41.770	33,247
LLV	Lower Level	780	56.150	43,797
HST	Half Story	398	105.080	41,820
WDK	Deck	126	13.900	1,751

Net Sketched Area:	3,990			Total:	319,208
Size Ad	2288	Gross Are	4388	FinArea	2881

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
LLV	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	